

EVANS' RENDEZVOUS HISTORIC STRUCTURE REPORT

NASSAU COUNTY PLANNING
DEPARTMENT

AMERICAN BEACH COMMUNITY
MEETING

AUGUST 6, 2022



FIGURE 6. Willie B. Evans, early 1940s. (Source: *An American Beach for African Americans*)

EVANS' RENDEZVOUS HISTORIC STRUCTURE REPORT BACKGROUND

- Constructed in 1948
- Pre-eminent entertainment and social center of historic American Beach resort
- Operated for almost 50 years
- Purchased by Nassau Co. in 2004 with the assistance of the Florida Communities Trust and Trust for Public Land, and the Florida Forever program
- In 2011-2012 County secured the building envelope & mothballed it
- In 2020 County received \$28,180 to perform a structural assessment, funded by NPS African American Civil Rights of the 20th Century grant program
- County hired Wiss, Janney, Elstner Associates, of Northbrook, IL for the report
- Purpose of the assessment to determine what we have to work with, and begin the process of putting a restoration plan together
- Purpose was not to define the final use, design, or operation of Evans

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"HIGH-LEVEL FINDINGS"

- Replace concrete oceanfront porch floor (\$50K)
- Repair/replace damaged & missing gypsum board ceiling (\$39K)
- Investigation to determine source of wall cracking & settlement (\$10K)



FIGURE 97. Middle of elevated slab displaced downward.



FIGURE 53. Overall view of dining room.

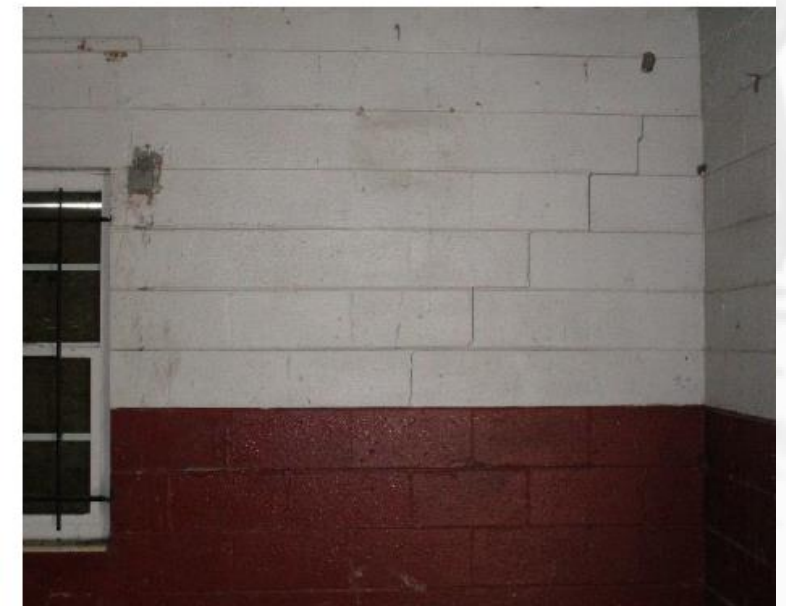


FIGURE 112. Step cracking in CMU wall.

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"HIGH-LEVEL FINDINGS"

- New mechanical system & upgraded electrical, plumbing systems (\$200K)
- Cleaning & elastomeric coating of building exterior and walls (\$50K)
- Replacement of 7 oceanfront-facing fiberglass doors (\$14,000)



FIGURE 41. Interior view of replacement French doors on east facade.

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NEXT STEPS

- Finalize and accept report
- Based on report, employ additional forensics to determine depth & complexity of needed repairs
- Utilize \$500K African-American Cultural and Historical Grant Award received for structural repairs including walls, foundation, etc.
- As defined in master plan, the county will convene the community to conduct a transparent and open dialogue to determine the future, use, design and operation of Evans'